126.0	0004	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,092,500 / 1,092,500
					USE VALUE:	1,092,500 / 1,092,500
					ASSESSED:	1,092,500 / 1,092,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		LOCKELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DUBIN RISA E
Owner 2:	
Owner 3:	
Street 1:	21 LOCKELAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2810 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7499.000	507,100	4,900	580,500	1,092,500
Total Card	0.172	507,100	4,900	580,500	1,092,500
Total Parcel	0.172	507,100	4,900	580,500	1,092,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 388.73 /Parcel: 388.73

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 81093
GIS Ref:
GIS Ref:
Insp Date: 04/29/18

!9760!

PREVIOUS ASSESSMENT

Parcel ID: 126.0-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	507,100	4900	7,499.	580,500	1,092,500		Year end	12/23/2021
2021	104	FV	484,300	4900	7,499.	580,500	1,069,700		Year End Roll	12/10/2020
2020	104	FV	484,300	4900	7,499.	580,500	1,069,700	1,069,700	Year End Roll	12/18/2019
2019	104	FV	375,300	4900	7,499.	612,700	992,900	992,900	Year End Roll	1/3/2019
2018	104	FV	375,000	4900	7,499.	451,500	831,400	831,400	Year End Roll	12/20/2017
2017	104	FV	352,000	4900	7,499.	432,100	789,000	789,000	Year End Roll	1/3/2017
2016	104	FV	352,000	4900	7,499.	399,900	756,800	756,800	Year End	1/4/2016
2015	104	FV	314,200	4900	7,499.	335,400	654,500	654,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:34:48

LAST REV

Date	Time
02/26/20	11:24:31
danam	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 9760

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GLICKMAN ROBERT	1154-56		4/22/1996			No	No		A

USER DEFINED

Prior Id # 1:	81093
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/29/2019	1718	Insulate	7,700	C				
3/2/1999	107	Add Bath	6,000					ADD BATH-REMODEL

ACTIVITY INFORMATION

Date	Result	By	Name
4/29/2018	MEAS&NOTICE	HS	Hanne S
11/22/2008	Meas/Inspect	189	PATRIOT
10/26/2000	Hearing Chag	153	PATRIOT
2/5/2000	Inspected	197	PATRIOT
11/17/1999	Mailer Sent		
11/4/1999	Measured	263	PATRIOT
7/30/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7499		Sq. Ft.	Site		0	90.	0.86	10									580,477						580,500	

Total AC/HA:	0.17215	Total SF/SM:	7499	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	580,477	Spl Credit		Total:	580,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			31 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.03946579
Const Adj.:	0.98990101
Adj $ / SQ:	185.214
Other Features:	133000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	734980
Depreciation:	227844
Depreciated Total:	507136

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

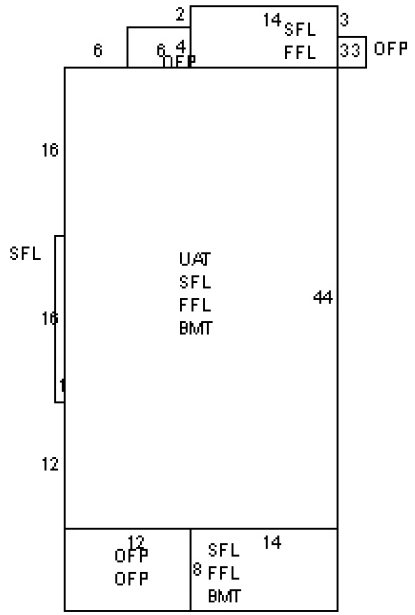
No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	185.21
Special Features:	0	Val/Su Net:	113.62
Final Total:	507100	Val/Su SzAd	188.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,356	185.210	251,151
FFL	First Floor	1,340	185.210	248,187
BMT	Basement	1,256	55.560	69,789
UAT	Upper Attic	286	96.310	27,545
OFP	Open Porch	225	23.590	5,308

Net Sketched Area:	4,463			Total:	601,980
Size Ad	2696	Gross Area	5321	FinArea	2810

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	40		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

126.0-0004-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1925	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900